

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING**

Thursday, July 13, 2006 – 6:00 p.m.

City Hall, Third Floor - Aldermanic Chambers

www.planning@manchesternh.gov

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

(Continued from June 08, 2006):

1. S-20-2006 Property located at 230 South Mammoth Road, an application to subdivide property to create one (1) new single family building lot – Duval Survey, Inc. for Donald Sinville

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

2. S-24-2006 Property located at 294 Corning Road, an application to subdivide property into three (3) lots, creating two (2) new building lots – KNA for Pinkerton Hills Development Corp.
3. S-25-2006 Property located at 90 & 110 Hemlock Street, an application to subdivide property by adjusting a property line – Duval Survey, Inc. for Roland Martin, II
4. S-26-2006 Property located at 51 Windsong Avenue, an application to subdivide property into two (2) lots, creating one (1) new building lot – Duval Survey, Inc. for Maddano Real Estate Investment, LLC
5. S-27-2006 Property located at 125 Manning Street/S. Belmont Street, an application to subdivide property into two (2) lots, creating one (1) new building lot – TF Moran, Inc. for Robert & Janet Rzasa
- CU-20-2006 Property located on South Belmont Street (TM 365-66) an application for a conditional use permit to construct a single family dwelling, pursuant with requirements of Section 6.10 of the zoning ordinance – TF Moran, Inc. for Robert & Janet Rzasa
6. SP-16-2006 Property located at 1070 Holt Avenue, an application to modify a previously

approved site plan including: construction of a 40,000 sq. ft. second story addition; conversion of 40,000 sq. ft. of first floor warehouse space to professional office space; and the construction of a 5,000 sq. ft. accessory maintenance/utility building – KNA for 1070 Holt Avenue LLC

CU-18-2006 Property located at 1070 Holt Avenue, an application for a conditional use permit to occupy a portion of the building with 68,100 sq. ft. of professional office space – KNA for Elliot Hospital

CU-19-2006 Property located at 1070 Holt Avenue, an application for a conditional use permit to reduce the required parking from that which is required by the combined uses of the building – KNA for 1070 Holt Avenue LLC

7. SP-17-2006 Property located at 676 Island Pond Road, an application by Comcast to construct 46 new parking spaces, driveway access, and re-stripe existing parking lot – Millennium Design Consultants for Comcast
8. SP-18-2006 Property located at 234 Abby Road, an application for site plan approval to construct a 10,130 sq. ft. addition to the existing manufacturing/warehouse facility – Amoskeag Architectural Group for 234 Abby Road Management, LLC
9. PD-10-2006 Property located at 21 S. Elm Street, an application to create a planned
SP-19-2006 development, and for site plan approval for the construction of twelve (12) townhouse dwelling units – Northpoint Engineering for Dream Homes of New England
10. SP-05-2005 Property located at 55 S. Commercial Street, a request to modify an approved
Amendment site plan for the construction of a parking lot and landscape improvements – TF Moran, Inc. for Langer Place

II. LIMITED BUSINESS MEETING:

11. S-25-2006 Property located at 90 & 110 Hemlock Street, an application to subdivide property by adjusting a property line – Duval Survey, Inc. for Roland Martin, II
12. SP-17-2006 Property located at 676 Island Pond Road, an application by Comcast to construct 46 new parking spaces, driveway access, and re-stripe existing parking lot – Millennium Design Consultants for Comcast
13. SP-05-2005 Property located at 55 S. Commercial Street, a request to modify an approved
Amendment site plan for the construction of a parking lot and landscape improvements – TF Moran, Inc. for Langer Place
14. Discussion of potential changes to zoning map/ordinance.
17. Any other business items from Staff or Board.